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PART-I EXTRAORDINARY

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No. 493] **HYDERABAD, MONDAY, SEPTEMBER 13, 2010.**

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

DRAFT VARIATION TO THE TOWN PLANNING , NIRMAL MUNICIPALITY FOR CHANGE OF LAND USE FROM GENERAL COMMERCIAL USE TO RESIDENTIAL USE ZONE IN NIRMAL MUNICIPALITY.

[Memo. No. 7551/H_1 /2010-1, Municipal Administration and Urban Development , 9th September, 2010.]

The following draft variation to the Nirmal General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms. No. 44, M.A., dated 19-01-1990, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect there to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500022.

DRAFT VARIATION

a) The site in Sy. Nos. 582, 583, 587 to 597, 605 to 612, 619 to 622 of Nirmal Municipality to an extent of 38.647 Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for General Commercial use in the General Town Planning Scheme (Master Plan) of Nirmal Town sanctioned in G.O.Ms. No. 44, M.A., dated 19-01-1990 is now proposed to be designated for Residential use by variation of change of land use as marked **"PQR & S"** and **b)** the 40 feet wide Master Plan Road (A-B) is now proposed to be realigned as **C-B** as shown in the revised part proposed land use map baring C. No.1944/2010/W, which is available in Municipal Office, Nirmal Town, **subject to the following conditions; namely:–**

1. The applicant shall pay development / conversion charges as per G.O.Ms.No. 158, MA., dated 22-3-1996 to the Nirmal Municipality before issue of confirmation orders.

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2. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.

3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.

4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

5. The change of land use shall not be used as the proof of any title of the land.

6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

7. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.

8. The applicant shall obtain prior approval from the competent authority for any development activity in the proposed site.

9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES :

North : Proposed 40 feet wide Master Plan road.

East : Proposed 40 feet wide Master Plan road.

South : Proposed 40 feet wide Master Plan road.

West : Proposed 40 feet wide Master Plan road.

T.S. APPA RAO,
Principal Secretary to Government (UD).

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